

E FILED ON 9/10/10  
THOMAS E. CROWE, ESQ.  
THOMAS E. CROWE PROFESSIONAL  
LAW CORPORATION  
tcrowehw@yahoo.com  
2830 S. Jones Blvd., Suite 3  
Las Vegas, Nevada 89146  
(702) 794-0373  
Attorney for Debtor-in-possession  
Nevada State Bar no. 3048

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA

In re:	)	BANKRUPTCY NUMBER:
	)	BK-S-09-28379-MKN
CARL BASSETT,	)	Chapter 11
	)	
	)	
Debtor.	)	Date: 9/15/10
	)	Time: 3:00 p.m.

DEBTOR'S DECLARATION IN SUPPORT OF CONFIRMATION

COMES NOW, Debtor, Carl Bassett, and makes the following declaration in support of confirmation:

1. To the best of Declarant's knowledge and belief, I have complied with all applicable provisions of the Code and my Plan is in conformance with the same.
2. I have proposed the Plan in good faith in an effort to avoid destructive foreclosures of all properties.
3. I believe I have properly valued all properties subject to adjustments accounting for varying appraisals. See Exhibit 1, attached hereto.
4. Since the filing I have commenced payments and made at least six monthly payments on all properties, to secured creditors, for principal and interest as determined by appraisals they asked to be conducted on each property.

5. I have filed all monthly operating reports.
6. I have no affiliates and have not retained any insiders who have not previously been disclosed to the Court.
7. I have paid all required filing and United States Trustee's fees.
8. I am not subject to any retirement plan obligations.
9. I am not obligated under any Domestic Support obligation.
10. Based upon the schedules I and J and Form B2Z, I have filed with the Court, I believe my Plan pays unsecured creditors an amount which is in line with my projected disposable income over the next five years. I hope to be able to fund the Plan from future income from my appraisal business.
11. My Plan does not contemplate any transfers of property and no transfers have been made or promised, other than as necessary as stated in paragraph 10.
12. I believe my Plan is feasible based upon my payment history and the facts that, real estate activity has increased and all of my properties in the Chapter 11 can cash flow. There is at present a significant increase in business, which is expected to continue, providing sufficient funds to cover normal living expenses and a Plus payment for unsecured creditors. Rents generated by my properties are sufficient to cover payments to secured creditors as proposed in the Plan. All

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properties are currently rented.

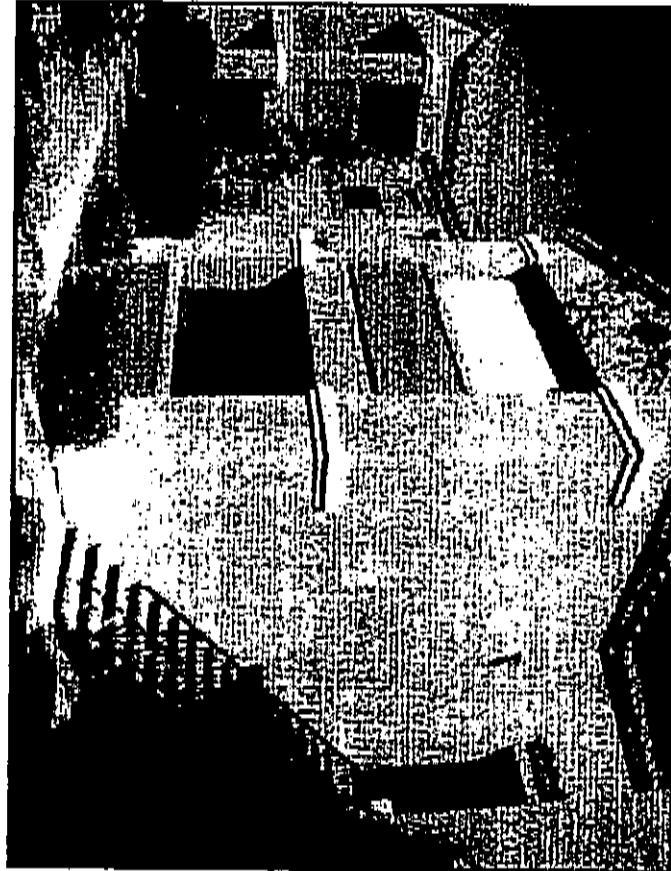
DATED this 10<sup>th</sup> day of September, 2010.

/s/ CARL BASSETT  
CARL BASSETT, Debtor

SUBSCRIBED and SWORN to before me  
this 10<sup>th</sup> day of September, 2010.

/s/ PAMELA POULSEN  
NOTARY PUBLIC in and for said  
County and State.

EXHIBIT 1



**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

2300 E. SILVERADO RANCH BLVD #6031  
LANGO PLATADOK 122 PAGE 41 UNIT 1031 BLDG 12  
LAS VEGAS, NV 89163

**FOR:**

CARL BASSETT  
1777 BAJA LANE  
HENDERSON, NV 89012

**AS OF:**

10/13/2009

**BY:**

JAMES HANSEN

**SUMMARY OF SALIENT FEATURES**

<b>Street Address</b>	2320 E. SAVANNAH RANCH BLVD #101
<b>Legal Description</b>	LATIGO PLAT BOOK 112 PAGE 41 UNIT 1031 BLDG 11
<b>City</b>	LAS VEGAS
<b>County</b>	CLARK
<b>State</b>	NV
<b>Zip Code</b>	89113
<b>Current Tax</b>	\$884.91
<b>Map Reference</b>	METRO MAP
<b>Sex</b>	Male
<b>Date of Birth</b>	
<b>Employer</b>	CARL BASSETT
<b>Employer Address</b>	
<b>Sex Offender Type</b>	106
<b>Price per Sex Offense</b>	1
<b>Average Length of Sentence</b>	AVERAGE
<b>Avg Length of Sentence</b>	12 YEARS
<b>Number of Offenses</b>	AVERAGE
<b>Number of Offenses</b>	1
<b>Number of Victims</b>	1
<b>Victim Age</b>	1
<b>Victim Gender</b>	JAMES HANSEN
<b>Date of Last Offense</b>	10/13/2009
<b>First Offense Date</b>	1-22-2003

RESIDENTIAL AFFORDABILITY REPORT LAS VEGAS

July 2000

## RESIDENTIAL APPRAISAL SUMMARY REPORT

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**REASONS FOR MARKET VALUE ADJUSTMENT**

Reason for Adjustment	Percentage
Subject is smaller than comparables	32.50%
Subject is older than comparables	34.00%
Subject is newer than comparables	40.50%

ANOTHER MARKET AREA ALSO REPRESENTS THE SUBJECT IN STYLE, AGE, CONDITION AND SIZE AS ALREADY AND ARE BELIEVED TO ATTRACT THE SAME TYPE OF BUYERS. ALL COMPARABLES SELECTED ARE BELIEVED TO BE THE BEST AVAILABLE AND REPORT THE SUBJECT'S CURRENT MARKET VALUE AS IT WAS AT NO TIME ADJUSTMENT WAS WARRANTED AS EXPRESSED BY OCCUPANT MARKET CONDITIONS. NO LISTING PRICE WAS MADE FOR SALES IN THIS PRICE RANGE. MARKET ADJUSTMENTS WERE MADE BASED UPON PHYSICAL INSPECTION OF THE SUBJECT AND INFORMATION OBTAINED TO THE APPRAISER FROM THE MULTIPLE LISTING SERVICE OF THE COMPARABLES USED IN THIS REPORT. THESE ADJUSTMENTS ARE MARKET ESTIMATION ADJUSTMENTS DUE TO THE DYNAMICS OF THE SUBJECT'S CURRENT MARKET CONDITIONS. ALL COMPARABLES USED ARE GIVEN SOME CONSIDERATION IN VALUE ESTIMATION FOR THE SUBJECT WITH COMPARABLE 1 GIVING THE MOST DUE TO DATE OF SALE OCCURRING LATER IN TIME. CONSIDERATION THE SUBJECT WITH COMPARABLE 1 SUBJECT'S FULL VALUE ESTIMATION.

## RESIDENTIAL APPRAISAL SUMMARY REPORT

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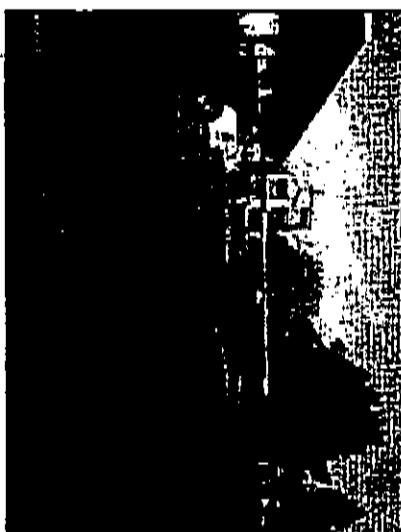
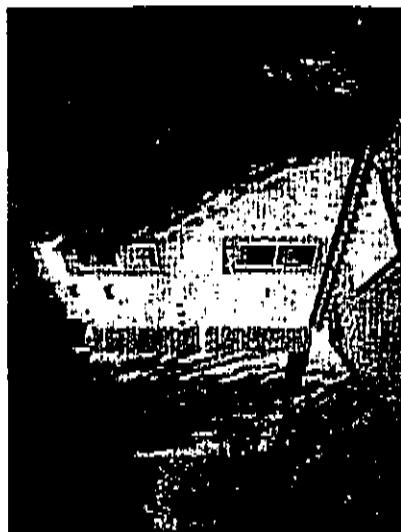
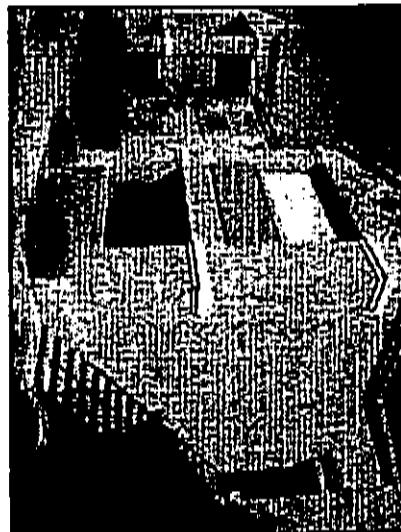
प्राचीन विद्यालयों का नियमित विद्यार्थी एवं अधिकारी एवं उसके परिवार का विवरण जैसा कि विद्यालय की संस्थापना के समय से ही बदलना नहीं चाहिए।

**ADDITIONAL COMPARABLE SALES**

FEATURE	1 SUBJECT	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3	REASON
Acres 200 E. SAVERO RANCH	LAS VEGAS, NV 89110	LAS VEGAS, NV 89110			
LAS VEGAS, NV 89110	LAS VEGAS, NV 89110	LAS VEGAS, NV 89110	LAS VEGAS, NV 89110	LAS VEGAS, NV 89110	LAS VEGAS, NV 89110
Price/sq ft / acre	\$/SF \$1,000				
Sq Ft	4,090 SF	3,940 SF	3,940 SF	3,940 SF	3,940 SF
Sq Ft / Acre	10,225 SF/A				
Dir. of listing	ASSESSOR'S	ASSESSOR'S	ASSESSOR'S	ASSESSOR'S	ASSESSOR'S
Method Assessed	ASSESSOR'S	ASSESSOR'S	ASSESSOR'S	ASSESSOR'S	ASSESSOR'S
Type of listing	DESCRIPTIVE	DESCRIPTIVE	DESCRIPTIVE	DESCRIPTIVE	DESCRIPTIVE
Days on market	CONTINGENT	CONTINGENT	CONTINGENT	CONTINGENT	CONTINGENT
Location	N/A	N/A	N/A	N/A	N/A
Condition	SALE	SALE	SALE	SALE	SALE
Fees Applied	FEES SAMPLE				
Location	AVERAGE	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Size	0.01 ACRES				
Neighborhood	NEIGHBORHOOD	NEIGHBORHOOD	NEIGHBORHOOD	NEIGHBORHOOD	NEIGHBORHOOD
District	CONDOS	CONDOS	CONDOS	CONDOS	CONDOS
Days of Construction	AVERAGE	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Age	12 YEARS				
Condition	AVERAGE	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Age Back	Total Units	Units	Total Units	Total Units	Total Units
Room Count	1	1	1	1	1
Bath Units	1	1	1	1	1
Balcony	0	0	0	0	0
Carport	0	0	0	0	0
Covered Porch	0	0	0	0	0
Detached Garage	0	0	0	0	0
Exterior Wall	0	0	0	0	0
Heating Cooling	0	0	0	0	0
Entertainment Room	0	0	0	0	0
Family Room	0	0	0	0	0
Front Porch	0	0	0	0	0
Fenced Yard	0	0	0	0	0
Fireplace	0	0	0	0	0
French Doors	0	0	0	0	0
Gated Community	0	0	0	0	0
Garage	0	0	0	0	0
Hardwood Floors	0	0	0	0	0
Holiday Room	0	0	0	0	0
Indoor Laundry	0	0	0	0	0
Laundry Room	0	0	0	0	0
Living Room	0	0	0	0	0
Master Bath	0	0	0	0	0
Master Bedroom	0	0	0	0	0
Other Room	0	0	0	0	0
Patio	0	0	0	0	0
Porch	0	0	0	0	0
Recreation Room	0	0	0	0	0
Storage Room	0	0	0	0	0
Swimming Pool	0	0	0	0	0
Terrace	0	0	0	0	0
Walk-In Closet	0	0	0	0	0
Walk-In Shower	0	0	0	0	0
Washer/Dryer Hookups	0	0	0	0	0
Water Heater	0	0	0	0	0
Wood Burning Stove	0	0	0	0	0
Wood Floors	0	0	0	0	0
Yard	0	0	0	0	0
Year Built	0	0	0	0	0
Year Remodeled	0	0	0	0	0
Zoning	0	0	0	0	0
Condition	SALE	SALE	SALE	SALE	SALE
Age	12	12	12	12	12
Size	1,000 SF				
Neighborhood	NEIGHBORHOOD	NEIGHBORHOOD	NEIGHBORHOOD	NEIGHBORHOOD	NEIGHBORHOOD
Days on market	10	10	10	10	10
Condition	SALE	SALE	SALE	SALE	SALE
Age	12	12	12	12	12
Size	1,000 SF				
Neighborhood	NEIGHBORHOOD	NEIGHBORHOOD	NEIGHBORHOOD	NEIGHBORHOOD	NEIGHBORHOOD
Days on market	10	10	10	10	10
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Size	1,000 SF				
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Age	12	12	12	12	12
Size	1,000 SF				
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Days on market	10	10	10	10	10
Condition	SALE	SALE	SALE	SALE	SALE
Age	12	12	12	12	12
Size	1,000 SF				
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Days on market	10	10	10	10	10
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Days on market	10	10	10	10	10
Condition	SALE	SALE	SALE	SALE	SALE
Age	12	12	12	12	12
Size	1,000 SF				
Neighborhood	NEIGHBORHOOD	NEIGHBORHOOD	NEIGHBORHOOD	NEIGHBORHOOD	NEIGHBORHOOD
Days on market	10	10	10	10	10
Condition	SALE	SALE	SALE	SALE	SALE
Age	12	12	12	12	12
Size	1,000 SF	1,000 SF	1,000 SF	1,00	

**Subject Photo Page**

Investor: CARL BASSETT	
Property Address: 2300 E. SILVERADO RANCH RD	
City: LAS VEGAS	
Lot size: CARL BASSETT	



**Subject Front**  
2300 E. SILVERADO RANCH RD  
Sales Price:  
Starting Amt: 705  
Total Rooms: 3  
Total Bathrooms: 1  
Total Features: 1  
Total Bedrooms: 1  
Location: AVERAGE  
Year: NEIGHBORHOOD  
Sq Ft: 0.01 ACRES  
Quality: AVERAGE  
Age: 12 YEARS

**Subject Rear**

**Subject Street**

**Comparable Photo Page**

Landowner	CARL BASSETT
Address	1000 E. SILVERADO RANCH
City	LAS VEGAS
State	NEVADA

2100 E. SILVERADO RANCH  
Las Vegas, NV 89118

Comparable 1	
Prop. Address	2100 E. SILVERADO RANCH
Prop. to Subject	Same street & same lot
Sqft. Pct.	34,000 / 100%
Grd. Living Area	176
Year Built	3
Total Bedrooms	1
Total Bathrooms	1
Location	AVERAGE
Year	NEIGHBORHOOD
Size	0.01 ACRES
Family	AVERAGE
Age	11 YEARS



Comparable 2	
Prop. Address	1000 E. SILVERADO RANCH
Prop. to Subject	Same street & same lot
Sqft. Pct.	34,000 / 100%
Grd. Living Area	109
Year Built	3
Total Bedrooms	1
Total Bathrooms	1
Location	AVERAGE
Year	NEIGHBORHOOD
Size	0.01 ACRES
Family	AVERAGE
Age	12 YEARS



Comparable 3	
Prop. Address	1000 E. SILVERADO RANCH
Prop. to Subject	Same street & same lot
Sqft. Pct.	40,000 / 100%
Grd. Living Area	109
Year Built	3
Total Bedrooms	1
Total Bathrooms	1
Location	AVERAGE
Year	NEIGHBORHOOD
Size	0.01 ACRES
Family	AVERAGE
Age	12 YEARS

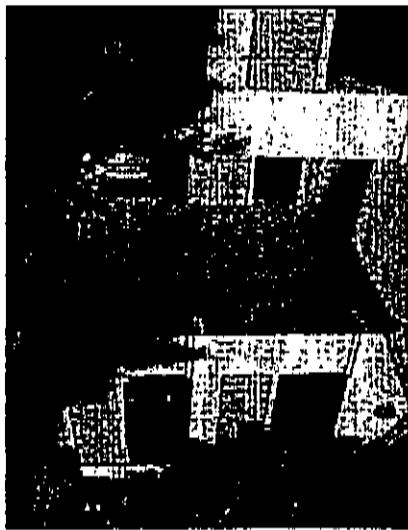
**Comparable Photo Page**

Examiner	CARL BASSETT
Examination	1300 E SILVERADO RANCH
City	LAS VEGAS
Owner	CARL BASSETT



**Comparable 4**

1300 E SILVERADO RANCH	
Land & Building	Land 0.01 miles
Land Price	\$13,000
Total Living Area	705
Land Taxes	3
Total Assessments	1
Total Liens	1
Location	AVERAGE
Year	NEIGHBORHOOD
Size	0.01 ACRES
Age	AVERAGE
	12 YEARS



**Comparable 5**

1300 E SILVERADO RANCH	
Land to Subject	Land 0.01 miles
Land Price	\$13,000
Living Area	716
Total Assessments	3
Total Liens	1
Location	AVERAGE
Year	NEIGHBORHOOD
Size	0.01 ACRES
Age	AVERAGE
	12 YEARS

**Comparable 6**

Prop to Subject	
Sales Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
Year	
Size	
Age	

**Plat Map**

Landowner	CARL BASSETT
Subplot Address	ZERO, SILVERADO TRAIL ESTATES
City	LAS VEGAS
Lot#	CARL BASSETT



Location Map

RECEIVER: CARL BASSETT  
BENEFICIARY: 2000 E SILVERADO RANCH RD UNIT  
#1  
CITY: LAS VEGAS  
STATE: NV  
Address: #1013

